Book No. 1417

For and in consideration of the sum of ($5.00) FIVE & 00/100 DOLLARS CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, ACCEPTED AS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRED SHEATS AND WIFE, ORA DELL W. SHEATS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID N.S. BROWN AND WIFE, ANGOLETE H. BROWN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 39 FEET FRONT AND 20 FEET REAR OF LOT NO. 2 AND THE WESTERLY 16 FEET FRONT AND 15 FEET REAR OF LOT NO. 3 ON THE MAP OF J.D. TORRY'S SUBDIVISION OF LOTS NOS. 411 AND 503 IN THE RICHALND REALTY COMPANY'S DIVISION "C", AS OF RECORD IN BOOK 421, PAGE 186, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF PRINCETON AVENUE AT A POINT 11 FEET EAST OF THE CORNER OF LOTS NOS. 1 AND 2 ON SAID PLAN; THENCE WITH THE NORTHERLY MARGIN OF PRINCETON AVENUE, EASTWARDLY 55 FEET; THENCE NORTHWARDLY 170 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY, SAID POINT BEING 15 FEET EAST OF THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH SAID ALLEY, WESTWARDLY 35 FEET TO A POINT 7½ FEET EAST OF THE CORNER OF LOTS NOS. 1 AND 2; THENCE SOUTHWARDLY 205 FEET, MORE OR LESS, TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO FRED SHEATS AND WIFE, ORA DELL W. SHEATS, BY DEED FROM L.E. SWINEBROAD AND WIFE, OF RECORD IN BOOK 1194, PAGE 460, SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said N.S. BROWN AND WIFE, ANGOLETE H. BROWN, THEIR, heirs and assigns, forever, and WE do covenant with the said N.S. BROWN AND WIFE, ANGOLETE H. BROWN, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. EXCEPT 1946 TAXES WHICH ARE PRO RATED AS OF EVEN DATE HEREWITH AND ASSUMED FOR PAYMENT WHEN DUE AND PAYABLE BY GRANTEES HEREIN.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said N.S. BROWN AND WIFE, ANGOLETE H. BROWN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23RD day of AUGUST, 19 46

FRED SHEATS

ORA DELL W. SHEATS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, L.W. CARNEY a Notary Public in and for said County and State, the within-named FRED SHEATS AND WIFE, ORA DELL W. SHEATS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by freely voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 23RD day of AUGUST, 1946

Commission Expires 5 day of APRIL, 19 49 (Seal) L.W. CARNEY Notary Public

U.S.R.S. $18.55

RECEIVED SEPTEMBER 17, 1946 AT 10:51AM MDH

Book No. 1417

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGES; I, WILEY KEITH, A WIDOWER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.E. DAY AND WIFE, CLARICE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THACT 21, BLOCK A, OF OVERLOOK ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 943, PAGE 105, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO WIT:

THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN TWENTY-FIVE (25) FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN PIKE OR ANDERSON LANE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCED ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 SQUARE FEET OF FLOOR SPACE, AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BRICK, STUCCO OR SIDING. IF SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TIOLETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDINGS TO BE CONSTRUCTED ON SAID PROPERTY COSTING LESS THAN $1,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.

THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING OR STRUCT RE THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY YEARS FROM DATE HEREOF.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W.E. DAY AND WIFE, CLARICE, THEIR, heirs and assigns, forever, and I do covenant with the said W.E. DAY AND WIFE, CLARICE that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said W.E. DAY AND WIFE, CLARICE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 3RD day of SEPTEMBER 1937

WILEY KEITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BOBBIE GARY a Notary Public in and for said County and State, the within-named WILEY KEITH, A WIDOWER the bargainor, with whom I am personally acquainted, and who acknowledged that HIS executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of SEPTEMBER, 19 37

Commission Expires 10 day of JAN. , 19 39 (Seal) BOBBIE GARY Notary Public

RECEIVED SEPTEMBER 17, 1946 AT 10:32AM MDH